

ARTICLE VI

PARKING AND LOADING/UNLOADING SPACES

Section 600.0 *General Requirements for Parking and Loading/Unloading Spaces in all Zoning Districts*

- A. Adequate parking and loading/unloading spaces in accordance with this resolution shall be provided at the time any building, structure, or use is located, erected, constructed, reconstructed, enlarged, structurally altered, or any use is changed.
- B. All parking and loading/unloading spaces shall be located totally outside of the right-of-way of any public or private road.
- C. All parking and loading/unloading spaces shall be located on the same lot as the use to be served.
- D. All parking and loading/unloading spaces shall provide for the proper drainage of surface water to prevent the drainage of such water onto adjacent properties, walkways, and roads.
- E. All parking and loading/unloading spaces together with driveways, aisles, and other circulation areas shall be improved with such material to provide a durable all weather and dust-free surface.
- F. The owner of the property used for parking and loading/unloading spaces shall maintain such areas in good condition without holes and free of all dust, trash, and other debris.
- G. All parking and loading/unloading spaces intended to be used during non-daylight hours shall be properly illuminated to avoid accidents. Any lights used to illuminate a parking lot or loading/unloading area shall be so arranged as to reflect the light away from the adjoining property or roads and shall be in accordance with the lighting regulations for the zoning district in which located.
- H. All paved parking lots with a capacity over 25 vehicles shall be striped or otherwise delineated between spaces to facilitate the movement into or out of parking spaces.
- I. All parking lots and loading/unloading spaces shall be designed in such a manner that any vehicle entering or leaving such parking lots and loading/unloading spaces from or into a public or private road shall be traveling in a forward motion. Access driveways for parking lots and loading/unloading spaces shall be located in such a way that any vehicle entering or leaving such area shall be clearly visible for a reasonable distance to any pedestrian or motorist approaching the access driveway from a public or private road.
- J. All entrances and exits to a parking lot shall be clearly marked by appropriate directional signage and/or pavement markings. Interior vehicular circulation shall be delineated by appropriate directional signage and/or pavement markings. Driveways providing access to parking lots and aisles delineating interior circulation patterns within parking lots shall maintain the following minimum standards:

1. For one way traffic the minimum width of driveways and aisles shall be fourteen (14)

- feet.
2. Driveways and aisles for two-way traffic shall have a minimum width of twenty-four (24) feet.
 3. Parking lots having more than one (1) aisle or driveway shall have directional signs or markings in each aisle or driveway.
- K. Parking and loading/unloading spaces shall not be located in the minimum front, side, or rear yard of any lot.
- L. Whenever a parking lot and/or loading/unloading area is located in or adjacent to a residential district, it shall be effectively screened on all sides that adjoin or face any property used for residential purposes, by a wall, fence, or planting screen. Such wall, fence, or planting screen shall be not less than four (4) feet nor more than six (6) feet in height and shall be maintained in good condition. The space between such wall, fence, or planting screen, and the lot line of the adjoining property in any residential district shall be landscaped with grass, hardy shrubs, or evergreen ground cover, and maintained in good condition. In the event that the terrain or other natural features are such that the erection of such wall, fence or planting screen will not serve the intended purpose, then no such wall, fence, or planting screen and landscaping shall be required.

Section 601.0 Number of Parking Spaces Required

In all zoning districts, the number of parking spaces provided shall be in accordance with the following schedule of requirements:

<u>Use</u>	<u>Number of Parking Spaces Required</u>
INSTITUTIONAL	
1. Civic and educational: primary and secondary school; library	one space for each six (6) seats in assembly rooms
2. Governmental: township building used for administrative functions	One (1) space for each 200 sq. ft. of office floor area plus one (1) space for each four (4) seats in assembly rooms
3. Place of worship	One (1) space for each three (3) seats in principal assembly room
4. Welfare: hospital	One (1) space per two (2) beds plus one (1) space for each employee
health center	One (1) space per 150 sq. ft. floor area
home for the aging, nursing home	One (1) space per each four (4) guest rooms or apartment units plus one (1) space for each employee.
One (1) space for each employee plus	

RESIDENTIAL

16. Service and storage establishment

Seven (7) spaces per bowling lane

One (1) space per fifty (50) sq. ft. of area used for dancing, skating, or swimming

One (1) space for every employee on the combined employment of the largest successive shifts.

INDUSTRIAL

17. Executive offices, sales offices

One (1) space per 200 sq. ft. of executive and sales office floor area

18. Uses permitted in an Industrial District

One (1) space for each 1.5 employees or 1 space for each three hundred (300) sq. ft. of building area, whichever is greater.

If the application of the standards as set forth in this subsection as to number of employees results in a lesser number of parking spaces than required by the application of the standard as to square feet of building, the Zoning Inspector may permit the construction of the lesser number of spaces. However, the additional area required to provide the number of spaces under the square feet of building standard shall be reserved and held as open area exclusive of all required yard areas, for future construction of parking spaces when the number of employees in the building is increased. Furthermore, when a substantial amount of floor area is used solely for the storage of material and merchandise, the Zoning Inspector may exclude such area in computing the required number of parking spaces based on the standard as to square feet of building, but in no event shall the Zoning Inspector require less than one (1) space for each six hundred (600) square feet of building area.

OTHER BUILDINGS OR USES

19. For a specific use not listed, the Zoning Inspector shall apply the unit of measurement of the above schedule deemed to be most similar to the proposed building or use.

Section 602.0 Size of Parking Spaces

The width of a parking space shall be a minimum of ten (10) feet and the length shall be a minimum of twenty (20) feet. The total area of a parking space shall be a minimum of two hundred (200) square feet.

Section 603.0 Number of Loading/Unloading Spaces Required

Building or Use	Gross Floor Area of Building (square feet)	Required Number of Loading Spaces
Retail stores, all types	5,000 to 10,000	1
	10,000 to 40,000	2
	40,000 to 100,000	3
	Each additional 50,000	1 additional space

All commercial and manufacturing	Up to 40,000	1
	40,000 to 100,000	2

establishments

Each additional 50,000

1 additional space

Uses for which off-street loading facilities are required but which are located in buildings of less than 5,000 square feet of floor area shall be provided with a receiving platform or other facilities adjacent to a service drive or other open space on the same lot.

Section 604.0 Size of Loading/Unloading Spaces

A required off-street loading space shall be at least twelve (12) feet by at least twenty five (25) feet in length for buildings having less than 15,000 square feet of gross floor area, and each required loading space for a building of 15,000 square feet or more of floor area shall not be less than fourteen (14) feet wide by sixty (60) feet in length. Each space shall have a vertical clearance of at least fourteen (14) feet. The above area shall be exclusive of aisle and maneuvering space.

For industrial uses the maneuvering space or apron for off-street loading shall be at least sixty (60) feet wide measured from the outermost part of any vehicle backed up to a loading dock or any other possible obstruction in the maneuvering area.

Section 605.0 Determination of the Number of Parking and Loading/Unloading Spaces Required

- A. The collective or shared provision of parking and loading/unloading spaces for two (2) or more uses may be permitted, provided that the total number of such spaces shall not be less than the sum of the spaces required for such uses computed separately, in accordance with this resolution.
- B. Whenever a lawfully existing building, structure, or use is enlarged, reconstructed, or structurally altered so as to increase its floor area, additional parking and loading/unloading spaces shall be provided on the basis of the floor area of such enlargement, reconstruction, or structural alteration.
- C. If fractional spaces result, the number of spaces required shall be determined to be the next highest whole number, if the fraction is one-half or more.
- D. "Banking" of off-street parking spaces may be permitted, provided that such spaces are permanently reserved by a deed restriction running with the affected lot. Such restriction shall not be extinguished without the prior approval of the zoning inspector for a permitted use or the board of zoning appeals for a conditional use.

Section 606.0 Driveways

- A. A driveway in the residential zoning district shall be setback a minimum of three (3) feet from the nearest side and rear lot lines, measured in a perpendicular fashion from the lot line to the edge of the driveway, shall be constructed of a durable all-weather surface, and shall be a minimum of twelve (12) feet in width, unless otherwise specified herein.
- B. A driveway in the commercial and industrial zoning districts shall be setback a minimum of three (3) feet from the nearest side and rear lot lines, measured in a perpendicular

fashion from the lot line to the edge of the driveway, shall be constructed of a durable all-weather surface such as concrete or asphalt, and shall be a minimum of fourteen (14) feet in width.

- C. If a driveway intersects a state, county, or township road, a permit shall be secured from the appropriate governmental authority and a copy thereof provided to the zoning inspector as a part of an application for a zoning certificate.
- D. In any zoning district, a driveway shall be setback a minimum of twenty five (25) feet from a road intersection, measured in a perpendicular fashion from the edge of the road right-of-way to the edge of the driveway.
- E. If a driveway exceeds six hundred (600) feet in length, measured along its centerline beginning at the public road right-of-way, then it shall have a pull-off space equal to twice the minimum width of the driveway. A pull-off shall be constructed for each six hundred (600) feet of additional driveway length.
- F. Regulations for driveways serving parking lots shall be in accordance with section 600.0.
- G. Decorative pillars, posts, entries, trees/branches must be clear of twelve (12) feet drives, with clearance necessary for ingress and egress of emergency vehicles.

Section 607.0

Handicapped Parking

Off-street parking spaces serving buildings and uses required to be accessible to the physically handicapped shall have conveniently located designated spaces provided in accordance with applicable federal, state, or other local codes.